

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation use zone to Residential use zone in Sy.No.30 (Part) of Gandhamguda Village, Rajendranagar Mandal, Ranga Reddy District to an extent of 4 Acres 5 Guntas, – Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 459,**

**Dated:07.11.2013.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.4151/MP1/Plg/HMDA/2012, dt.23.01.2013.
2. Government Letter No.1859/I1/2013-1, dated 22.04.2013.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.4151/MP1/Plg/HMDA/2012, dt.22.05.2013
4. Government Memo.No.1859/I1/2013-3, MA&UD Department, dated 25.05.2013.
5. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.4151/MP1/Plg/HMDA/2012, dated 28.10.2013.

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**ORDER:**

The draft variation to the land use envisaged in the notified Zonal Development Plan for Non-Municipal area issued in Government Memo 4<sup>th</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.366, Part-I, dated 30.05.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.8,34,662/- (Rupees eight lakhs thirty four thousand six hundred and sixty two only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **13.11.2013**.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.S.K.JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Non-Municipal area the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.366, Part-I, dated 30.05.2013 as required by sub-section (3) of the said section.

...2.

**VARIATION**

The site in Survey No.30 (Part) of Gandhamguda Village, Rajendranagar Mandal, Ranga Reddy District to an extent of 4 Acres 5 Guntas, which is presently earmarked for Conservation Use Zone in the notified Zonal Development Plan for Non-Municipal area is now designated as Residential Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant should also demolish the existing structure in the site under reference at own cost before obtaining the commercial building permission from the Greater Hyderabad Municipal Corporation.
13. that the applicant should obtain the NOC from the J.J. Nagar Housing Co-operative Society Limited, Reg No. T.B. 594/1961 before approaching the commercial building permission from the Greater Hyderabad Municipal Corporation.
14. that in case of any disputes litigations arise at time in future regarding the ownership of the land the applicant shall be responsible for the settlement of the same and Hyderabad Metropolitan Development Authority or its employees shall not be a part to any such disputes / litigations.
15. If any case is pending in court of law regarding the land dispute / litigations the change of land use from residential to commercial shall deemed to withdrawn and cancelled.
16. The applicant shall provide the storm water channel on Northern side within the site under reference at his own cost, and width of the channel designed by the Irrigation Department.
17. The applicant shall handover the area affected under 30 Mtrs road to the Local Body / HMDA at free of cost.
18. The applicant shall take safety measures of H.T Lines as per the Norms of A.P.C.P.D.C.L – Board.
19. The applicant shall continue the Road in the site under reference as road provided in the Gated Community Lay-out vide File No.9088/MP2/Plg/H/12.

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20. The applicant shall comply the conditions mentioned in the G.O.Ms. No.168, MA, dt: 07-04-2012.
21. The HMDA is not responsible if any loss of Human life due to H.T lines which are passing in the site under reference and the applicant / layout developer is the whole responsible if any damage and loss of Human life.
22. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

**SCHEDULE OF BOUNDARIES**

- NORTH** : Sy.Nos.43 (Part) and 44 (Part) of Gandhamguda Village, Rajendranagar Mandal.
- SOUTH** : Sy.No.30 (Part) of Gandhamguda Village, Rajendranagar Mandal.
- EAST** : Sy.No.30 (Part) of Gandhamguda Village, Rajendranagar Mandal.
- WEST** : 100'-00" proposed road in the notified Puppalaguda Zonal Development Plan.

**Dr.S.K.JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER